

\$1,115,000 - 140 Masters Court, Santa Rosa Beach

MLS® #997060

\$1,115,000

4 Bedroom, 4.00 Bathroom, 2,601 sqft

Detached Single Family on 0.15 Acres

FAIRWAY VILLAS, Santa Rosa Beach, FL

Located in one of the most desirable golf course communities along Scenic Highway 30A, this beautifully updated home at 140 Masters Court offers golf course views, a highly sought-after floor plan, and close proximity to the Gulf. The home sits just minutes from the beach with convenient access via Martha's Lane or the Lake Causeway.

The property enjoys beautiful views of the Santa Rosa Golf & Beach Club's 18-hole, par-72 championship course, with the home positioned along the third tee. Expansive windows and abundant natural light bring the outdoors in, creating a bright and welcoming atmosphere throughout the home.

The location and floor plan within the neighborhood is one of the most desirable, situated on a quiet cul-de-sac with golf course views and the community pool conveniently located right across the street. The heated and chilled community pool allows for year-round enjoyment, and the HOA provides front-yard maintenance, helping to simplify ownership. The neighborhood is also rental-restricted, creating a more private and residential environment.

Designed with comfort and flexibility in mind, the 4-bedroom, 4-bathroom floor plan features a primary suite on the first floor along with an additional first-floor bedroom. Upstairs, you will



find another bedroom with its own ensuite bathroom, while a separate detached guest suite provides a private retreat ideal for visiting guests, a home office, or multi-generational living. The home also offers ample storage throughout, including multiple storage closets and linen closets for added convenience.

The kitchen is both stylish and functional, showcasing quartz countertops, custom cabinetry, stainless steel appliances, a porcelain sink, tile backsplash, and under-cabinet lighting. Throughout the home, shiplap accent walls and plantation shutter window treatments add coastal character and timeless appeal.

Outdoor living is a highlight of the property with multiple outdoor spaces, including a screened-in lanai, creating an inviting setting for relaxing or entertaining.

Additional practical features include parking for four vehicles, with two driveway spaces, a covered carport, and a one-car garage, offering both convenience and flexibility for owners and guests.

The current owners have made numerous improvements to enhance both comfort and peace of mind, including the addition of a whole-house generator, updated roof sundeck, dedicated HVAC for the upstairs guest suite, a newly fenced backyard, extensive landscaping, shutters on the upstairs guest suite and carriage house, new exterior light fixtures, upgraded low-voltage landscape lighting and irrigation systems, a renovated carriage house bathroom, and a new kitchen refrigerator.

With golf course and pool views, thoughtful upgrades, and close proximity to the Gulf, 140 Masters Court offers the opportunity to enjoy

the relaxed coastal lifestyle that makes the 30A area so special.

Built in 2001

Essential Information

MLS® #	997060
Sold Price	\$1,115,000
List Price	\$1,197,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,601
Acres	0.15
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Villa
Status	Sold

Community Information

Address	140 Masters Court
Area	17 - 30A West
Subdivision	FAIRWAY VILLAS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener, Attached Carport
# of Garages	1

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Newly Painted, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater

Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Lawn Pump, Pavillion/Gazebo, Sprinkler System, Rain Gutters
Lot Description	Cul-De-Sac, On Golf Course, Interior Lot, Level, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle, Shake
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	192
Zoning	Resid Single Family

Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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